

NO.	DATE	REVISIONS	BY
1	3/26	ADJ. INFO.	REM

KNOW ALL MEN BY THESE PRESENTS, that Winfield Group, Ltd., whose address is P.O. Box 1183, Killeen, Texas 76540, being the sole owner of that certain 11.423 acre tract of land in Bell County, Texas, part of the Thomas Robinett Survey, Abstract No. 686, which is more fully described in the dedication of CONDER VALLEY PHASE THREE as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and Winfield Group, Ltd., does hereby adopt said CONDER VALLEY PHASE THREE, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

Winfield Group, Ltd.
James D. McLean
 James D. McLean, President

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 15th day of February 20 01 by James D. McLean, President of Winfield Group, Ltd.

Bonnie Mitchell
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this 26th day of March 20 01 A.D., by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.
Samuel Smith
 CHAIRMAN, PLANNING COMMISSION
Samela Smith
 SECRETARY, PLANNING COMMISSION

APPROVED this 14th day of April 20 01 A.D., by the City Council of the City of Killeen, Bell County, Texas.
Maria Jones
 MAYOR, CITY OF KILLEEN
Gale E. Mitchell
 ATTEST: CITY SECRETARY

FILED FOR RECORD this 26th day of April 20 01 A.D., in Cabinet C, Slide 246-D, Plat Records of Bell County, Texas. Vol. 4381, Pg. 293

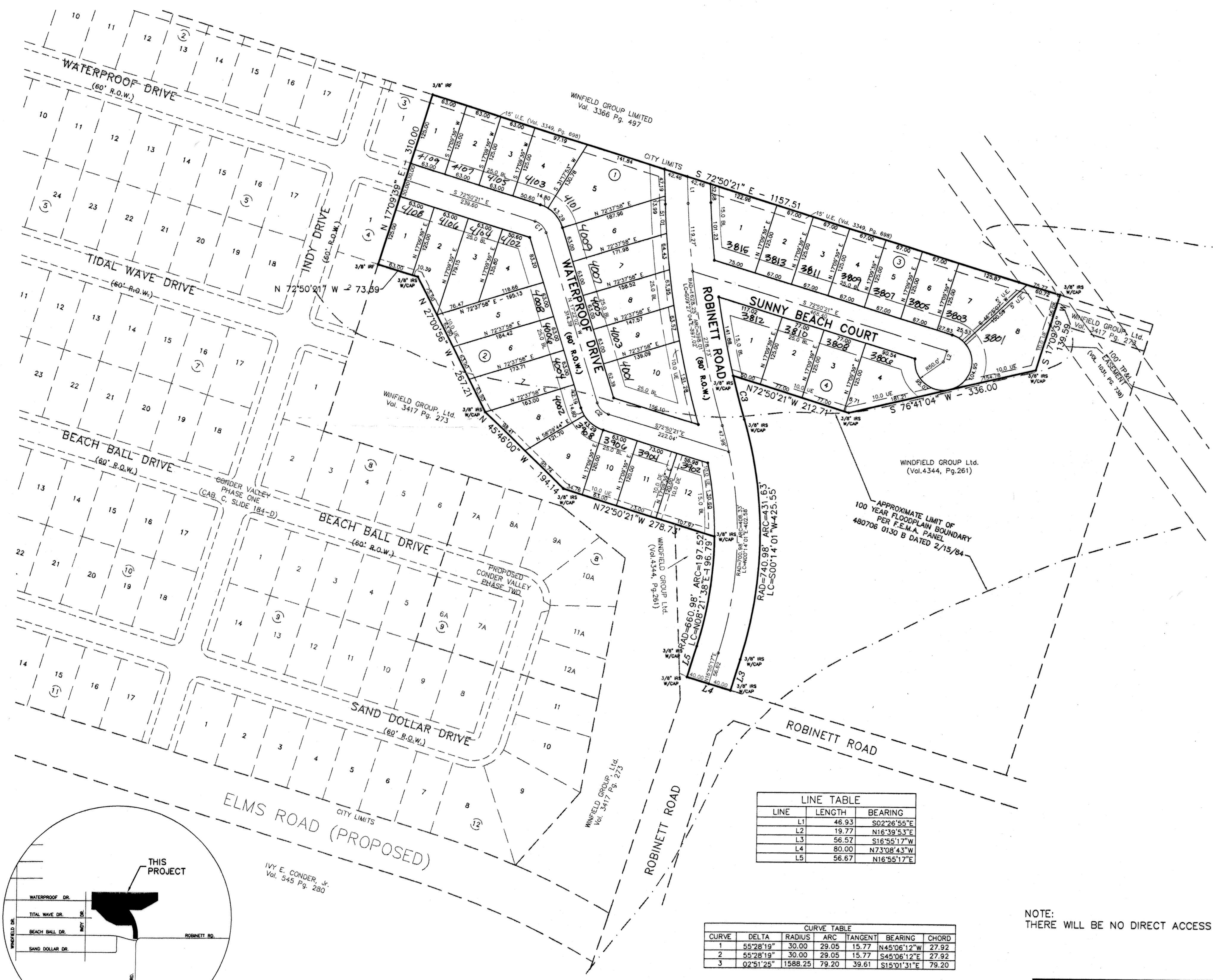
KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, does hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Gale E. Mitchell
 Gale E. Mitchell
 Registered Professional
 Land Surveyor, No. 1602

FINAL PLAT
 CONDER VALLEY
 PHASE THREE
 KILLEEN, BELL COUNTY, TEXAS



LINE	LENGTH	BEARING
L1	46.93	S02°26'55"E
L2	19.77	N16°39'53"E
L3	56.57	S16°55'17"W
L4	80.00	N73°08'43"W
L5	56.67	N16°55'17"E

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
1	55°28'19"	30.00	29.05	15.77	N45°06'12"W	27.92
2	55°28'19"	30.00	29.05	15.77	S45°06'12"E	27.92
3	02°51'25"	1588.25	79.20	39.61	S15°01'31"E	79.20

TAX CERTIFICATE

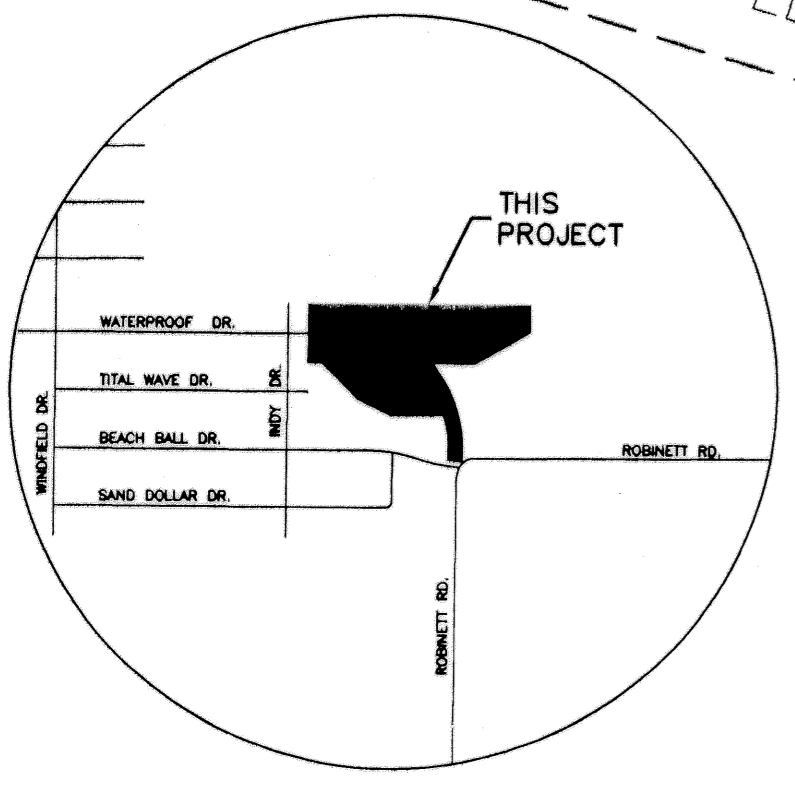
The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 18 Day of April A.D. 20 01

BELL COUNTY TAX APPRAISAL DISTRICT
 By: *Tenny Lewis*

NOTE:
 THERE WILL BE NO DIRECT ACCESS TO ANY LOTS FROM ROBINETT ROAD.

NOTE
 LOTS 7 THROUGH 12 OF BLOCK 2 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 929.00 FT.



VICINITY MAP
 N.T.S.

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541

DWG. No. 14101-D
 DATE: 3/26/01
 SCALE: 1"=100'
 REFERENCE: 11581-C
 AREA: 11.423 Acres
 BLOCKS: 4
 LOTS: 34